

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF PARAMOUNT)

I, Lana Chikami, City Clerk of the City of Paramount, California, DO HEREBY CERTIFY that the foregoing document is a true and correct copy of City of Paramount **Ordinance No. 916** that was introduced at a meeting of the City Council held on January 2, 2001, and adopted at a regular meeting of the City Council held on January 16, 2001.

Signed and sealed this 4th day of August 2004.



Lana Chikami, City Clerk

(SEAL)

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

ORDINANCE NO. 916

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT
AMENDING THE URBAN STORM WATER MANAGEMENT ORDINANCE TO
REQUIRE THE PREPARATION OF URBAN STORM WATER MITIGATION
PLANS FOR CERTAIN DEVELOPMENT AND REDEVELOPMENT PROJECTS

THE CITY COUNCIL OF THE CITY OF PARAMOUNT DOES HEREBY
ORDAIN AS FOLLOWS:

Section 1. Section 48-1 of the Paramount Municipal Code is amended by adding definitions as follows:

100,000 Square Foot Commercial or Development. Any Commercial development that creates at least 100,000 square feet of impervious area, including parking areas.

Area Susceptible to Runoff. Any surface exposed to precipitation or in the path of runoff caused by precipitation that leads directly to the street or storm drain.

Automotive Repair Shop. A facility that is categorized in any one of the following Standard Industrial Classifications (SIC); Codes 5013, 5014, 5541, 7532-7534, or 7536-7539.

Commercial Development. Any Development on private land that is not heavy industrial or residential. This includes, but is not limited to, hospitals, laboratories and other medical facilities, educational institutions, recreation facilities, plant nurseries, multi-apartment buildings, car wash facilities, mini-malls, and other business complexes, shopping malls, hotels, office buildings, public warehouses and other light industrial complexes.

Directly connected Impervious Areas. The area covered by a structure, impervious pavement, and other impervious surfaces, which drains directly into the storm drain without first flowing across pervious land area (i.e. lawns).

Discretionary Project. A project that requires the exercise of judgement or deliberation when the public agency or public body decides to approve or disapprove a particular activity, as distinguished from situations where the public agency or body has to determine whether there has been conformity with applicable statutes, ordinances, or regulations.

Infiltration. The downward entry of water into the surface of the soil.

MS4. Municipal Separate Storm Sewer System.

Parking lot. Land area or facility for the temporary storage of motor vehicles used personally, for business or for commerce with a lot size of 5,000 square feet or more, or with 25 or more parking spaces.

Post Construction BMP. A structural or non-structural BMP incorporated into the design of a project to control or reduce the discharge of pollutants from the site after construction is complete for the life of the project.

Redevelopment. The creation or addition of at least 5,000 square feet of impervious surface on an already developed site. Redevelopment includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase of gross floor area and/or exterior construction of remodeling; replacement of impervious surfacing that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces. Where redevelopment results in an increase of less than 50% of the impervious surfaces of an existing development, and the existing development is not subject to these USWMP's, the design standards apply only to the addition, and not to the entire development.

Restaurant. A stand-alone facility that sells prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption.

Retail Gasoline Outlet. Any facility engaged in selling gasoline and lubricating oils to the general public.

Standard Industrial Classification. Is a numbering system developed by the United States Government, Office of Budget, for the classification of businesses by the type of activity in which they are engaged.

Storm Event. Is a rainfall event that produces more than 0.10 inch of precipitation and that is separated from the previous rainfall event by at least 72 hours.

Treatment. The application of engineering systems that use physical, chemical, or biological processes to remove pollutants. Such process include, but are not limited to, filtration, gravity settling, media absorption, biodegradation, biological uptake, chemical oxidation and UV radiation.

Treatment Control BMP. Any engineered system designed to remove pollutants by simple gravity settling of particulate pollutants, filtration, biological uptake, media absorption or any physical, biological or chemical process.

Urban Storm Water Mitigation Plan (USWMP). A plan that evaluates the issue of site development including runoff, run-on, vehicle maintenance, land disturbances, erosion, sediment control, and revegetation and establishes BMP's to control or reduce the discharge of pollutants from the site, both during and after construction.

Section 2 Section 48-4.5 is hereby added as follows:

Section 48-4.5 Urban Storm Water Mitigation Plan Required.

Projects submitted to the City of Paramount for approval by the Planning Department or the Building and Safety Department for new construction or redevelopment of a property in the City of Paramount in the following classifications shall prepare an USWMP prior to the issuance of Grading or Building Permits for the project.

- A. Automotive Repair Shops
- B. Subdivision into 10 or more Residential lots
- C. Commercial development that create 100,000 square feet of impervious coverage, including parking lots and roof areas.
- D. Restaurants
- E. Retail Gasoline Outlets
- F. Parking Lots

Section 3. Section 48-4.5.1 is hereby added as follows.

Section 48-4.5.1 Content of Urban Storm Water Mitigation Plan

The USWMP required by this section shall be prepared by a Registered Civil Engineer, Licensed Architect, Landscape Architect or any other professional knowledgeable about Storm Water Management issues and shall evaluate and propose BMP's to address each source of pollutants identified by the project evaluation. As a minimum the designer shall address the BMP's listed in the Commercial Site Visit Program, for the proposed use of the site, as approved by the Regional Water Quality Control Board – Los Angeles by resolution 98-08 on April 13, 1998. All USWMP's shall contain the following elements:

- A. Peak storm water runoff rate. Peak runoff rate shall not exceed predevelopment levels.
- B. Provide Storm Drain System Stenciling and Signage. All storm drain inlets from a project shall be clearly labeled to indicate that no dumping is permitted, drains to Ocean. Labels shall be maintained at least every three years.
- C. Conserve Natural Areas. The development of properties shall preserve natural areas or pervious areas to the maximum extent practical. The pervious areas shall be used for treatment of runoff, as a recharge area, or as passive or active open space.
- D. Proper Design of Trash Storage Areas. Trash enclosure areas shall not be designed in the path of drainage nor shall roof drainage downspouts discharge to the trash enclosure
- E. Vehicle/Equipment Wash Area. If the project includes vehicle/equipment wash areas the design shall include roof to prevent rainwater from entering the area along with berms to prevent site

drainage from entering the wash area. The wash area shall be connected to the Sanitary Sewer.

- F. **Proof of Ongoing Maintenance.** The plan shall incorporate record keeping standards to document maintenance of Structural BMP's to assure ongoing operation of the systems. Records shall be maintained for three (3) years. The records shall be available for inspection upon request by the City Engineer or the designated agent.

Section 4. Section 48.4.5.2 is hereby added as follows:

Section 48-4.5.2 Project Specific Issues to be Addressed by the USWMP.

In addition to the six items listed in section 48-4.5 of this code, the following projects must also consider issue unique to the occupancy:

A. Automotive Repair Shops

1. **Property Designed Fueling areas.** Fueling facilities for a new Automotive repair project shall be constructed in compliance with the Service Station Managers Association guidelines.
2. **Proper Design of Outside Material Storage Areas.** Areas used for storage of vehicles under repair or for storage of spare parts shall be designed to minimize, to the greatest extent practicable, the exposure of stored parts or vehicles to rain fall.
3. **Proper Design of Repair/Maintenance bays.** Repair/Maintenance bays shall be designed to allow for collection of all fluid spills and floor wash down runoff and provide for the proper discharge of these fluids to the Sanitary Sewer System. Automotive fluids and greases shall not be discharged to areas exposed to rainfall.
4. **Properly Designed Loading and Unloading areas.** Loading and unloading of materials and vehicles shall be handled to limit the discharge of pollutants to the storm drain system. Spill prevention and cleanup materials shall be maintained on site and staff shall be trained in its proper use.

B. Residential Subdivisions of 10 or More Lots

1. **Mitigate Storm Water Runoff.** The project shall use, to the greatest extent practicable, pervious surfaces for drainage structures, walkways, parking areas and recreation facilities. The project shall also evaluate the feasibility of reducing impervious surfaces, to the greatest extent practical, by reducing street widths, reducing sidewalk areas, and limiting impervious site improvements.

C. 100,000 Square Foot Commercial Developments.

1. **Mitigate Storm Water Runoff.** The project shall use, to the greatest extent practicable, pervious surfaces for drainage structures, walkways, parking areas and recreation facilities. The project shall also evaluate the feasibility of incorporating infiltration and treatment BMP's into the project design.
2. **Proper Design of Outside Material Storage Areas.** Areas used for storage of raw materials or for storage of finished products or merchandise shall be designed to minimize, to the greatest extent practicable, the exposure of stored materials to rain fall.
3. **Proper Design of Repair/Maintenance bays.** Repair/Maintenance bays shall be designed to allow for collection of all fluid spills and floor wash down runoff and provide for the proper discharge of these fluid to the Sanitary Sewer System. Automotive fluids and greases shall not be discharged to areas exposed to rainfall.
4. **Properly Designed Loading and Unloading areas.** Loading and unloading of materials and equipment shall be handled to limit the discharge of pollutants to the storm drain system. Spill prevention and cleanup materials shall be maintained on site and staff shall be trained in its proper use.

D. Restaurants (SIC 5812).

1. **Properly designed Equipment/Accessory Wash Areas.** Projects in this SIC shall be designed with an area for the washing of floor mats and other large equipment that is connected to the Sanitary Sewer System. The area shall be roofed to prevent the entrance of

rainwater or shall be designed to activate a valve to transfer the discharge from the storm drain to the sanitary sewer when mats or equipment are being washed. The operator may, upon submission of substantial proof, eliminate the wash area if no floor mats or equipment will be washed outside.

2. Proper Design of Outside Storage Areas. Projects shall be designed to limit, to the greatest extent practicable, the exposure to rainfall or rainwater runoff for materials stored outside of the building. This provision shall apply to, but is not limited to, the storage of fryer fat stored for recycling, cardboard or paper storage intended for recycling, and waste food products stored for recycling.

E. Retail Gasoline Outlets.

1. Properly Designed Fueling areas. Fueling facilities for a new Retail Gasoline Outlets project shall be constructed in compliance with the Service Station Managers Association guidelines.
2. Proper Design of Outside Material Storage Areas. Areas used for storage of products or merchandise shall be designed to minimize, to the greatest extent practicable, the exposure of stored materials to rain fall.
3. Proper Design of Repair/Maintenance bays. Repair/Maintenance bays shall be designed to allow for collection of all fluid spills and floor wash down runoff and provide for the proper discharge of these fluid to the Sanitary Sewer System. Automotive fluids and greases shall not be discharged to areas exposed to rainfall.

F. Parking lots

1. Retain or treat the first 0.75 inches of runoff from the property.
2. Sweep lot regularly to limit the accumulation of trash and debris.

Section 5. Section 48-4.5 3 is hereby added as follows:

Section 48-4.5.3 Review of the Urban Storm Water Mitigation Plan by City

The City shall review the USWMP to assure that all elements of the plan have been addressed and that the applicant has identified the BMP's necessary to protect the MS4. If the plan is found to comply with the provisions of this section the grading or building permits may be issued for the project. If, during construction, the plan is found to be deficient by the City or any other interested party the applicant shall amend the plan to address the deficiency.

Section 6. Section 48-4.5.4 is hereby added as follows.

Section 48-4.5.4 Filing of the Urban Storm Water Mitigation Plan.

Upon acceptance of the USWMP by the City the applicant shall file a signed original of the plan with the County Recorder. The document shall contain sufficient legal description to identify the property covered and shall be binding on the applicant and all successors in interest to the property. The form shall be provided by the City and shall only be amended or deleted from title with the consent of the City.

Section 7. Section 48-4.5.5 is hereby added as follows:

Section 48-4.5.5 Waiver

If after evaluating the issues related to a project the designer determines that all BMP's are impractical for their project as waiver may be granted. The waiver for impracticability shall only be granted when all other structural or treatment BMP's have been considered and rejected as infeasible. The following situations will be recognized as grounds for an impracticability waiver:

1. Extreme limitations of space for treatment on a redevelopment project.
2. Unfavorable or unstable soils conditions at a site to attempt infiltration
3. Risk of ground water contamination because a known unconfined aquifer lies beneath the site or an existing or potential underground source of drinking water is less than 10 feet from the soil surface

A justification not identified above must be approved by the Regional Water Quality Control Board – Los Angeles upon application by the City before a waiver

for impracticality may be approved by the City. A waiver granted by the City may be revoked by the Regional Board's Executive Officer for Cause with proper notice upon petition. Any waivers granted for impracticability shall be filed as required by section 48-4.5.4.

Section 8. Severability. If any section, subsection, subdivision, sentence, clause or phrase of the Ordinance is for any reason held to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, subdivision, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses or phrases be declared unconstitutional.

Section 9. Effective Date. This Ordinance shall take effect on February 15, 2001. The City Clerk or his/her appointed Deputy, shall certify to the adoption of this Ordinance and shall cause this Ordinance to be published as required by law.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Paramount this 16th day of January, 2001.


Manuel E. Guillen, Mayor

Attest:


Lana Chikami, City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF PARAMOUNT)

I, Lana Chikami, City Clerk of the City of Paramount, California, DO HEREBY CERTIFY that the foregoing **ORDINANCE NO. 916** was introduced at a regular meeting of the City Council held on **January 2, 2001**, and adopted at a regular meeting of the City Council held on **January 16, 2001** by the following vote, to wit; and said Ordinance has been duly signed by the Mayor, attested by the City Clerk, and published pursuant to law:

AYES:	COUNCILMEMBERS:	Daniels, Harkema, Lemons, Mayor Guillen, Vice Mayor Martinez
NOES:	COUNCILMEMBERS:	None
ABSENT:	COUNCILMEMBERS:	None
ABSTAIN:	COUNCILMEMBERS:	None

Dated: January 17, 2001



Lana Chikami, City Clerk

(SEAL)

PARAMOUNT JOURNAL

Date of Publication: December 28, 2000 and January 25, 2001 (*Ordinance Summary*)
Three (3) Affidavits